City Council Atlanta, Georgia 02-0-0061

A SUBSTITUTE ORDINANCE BY: ZONING COMMITTEE

Z-01-93 DATE FILED: 1-10-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at 806 Murphy Avenue, S.W. be changed from the I-1 (Light Industrial)/HD-20I (Adair Park Historic District) District, to the C-1-C (Community Business-Conditional/HD-20I (Adair Park Historic District) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 107 of the 14th District, Fulton County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions, Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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Conditions for Z-01-93

1. Any development of this property shall be approved by the Urban Design Commission in the form of the issuance of a Certificate of Appropriateness.

Adam Jones , The Winston Team

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ALL THAT TRACE OR PARCEL OF LAND LYING AND MRING IN LAND LOT TRACT 1 107 OF THE 14TH DISTRICT, FULTON CHOSTS, GRONGIA, BEING MORE PARTICULARLY DESCRIPED AS POLICES:

BESCHWING AT THE POINT OF INTERSECTION OF THE MONTHERS RIGHT-DF-WAY OF GILLETTE STREET (50-FOOT RIGHT-OF-WAY) AND THE DE-ANA OF STREET STREET STREET STREET (40-LOG STREET-OF-REAL): MINUTES THENCE MORTH 22 DEGREES OF MINUTES DA SECONDS HAST ALONG THE SOUTHEASTERN RIGHT-OF-TAY OF MEMPEY AVENUE A DISTANCE OF 213.00 THE PURE TO ME INCH PER POUND! MUNICIPE THENCE ROUTE 85 DEGREES 14 PERT TO AN LEASE FLE FOUND; MARRIAGE OF 152.00 FEET TO A POINT; MINUTES TREAMER TO A POINT; MINUTES OF 39.40 FEET TO A POINT; MINUTES OF 39.40 FEET TO A POINT; MINUTES TREAMER OF 39.40 FEET TO A POINT; MINUTES TREAMER BOOMS 65 DESCRIPTION 35 MINUTES 35 ERCORDS MAST A DISTANCE OF 17.00 PERF TO A POINT; MODELLES LINEACE MOSCH 11 DECREES 10 MINUTES 03 ENCOMOS EVEL Y DISTANCE OF 70.67 FRET TO A POTET; MINNERS THERE WORKS 65 DECREES 18 MINUTES 21 SECURDS WEST A DISTANCE OF S. SO PRET TO A POINT; DISTANCE OF 90. 85-79ET TO A 2012T AMERICA TRANSPORT SOUTH ST. DEGREES 32 MINORES 59 MECONDS - BAST ACRESTMENT SON (13-50) PRET TO A BOILET; DISTANCE OF 47-20 FEST TO A POINT; MUNICIPAL TRANCE MORTE BY DEGREES ON MINUTES 25 SUCCEDS MEST A DISTANCE OF 2.73 PERT TO A POINT; MUNICIPAL PROPERTY 12 DECREES OF MINUTES OF SECOND EAST A DISTANCE OF 54.97 FEET TO A POINT MANY THE SOUTHERN RIGHT-OF-MAY OF SHILTON AVENUE (40-YOUT RIGHT-OF-HAT); RIMHING TRESCE SOUTH 83 DEGREES 33 MINUTES OF SECRES EAST ALONG THE SOUTHERN RIGHT-OF-RAY OF SECUTION AVENUE A DISTANCE OF 104.80 PERS TO AN INCH PIN POCHED LOCATED AT THE INTERSECTION OF THE ROUTHERN RIGHT-OF-WAY OF MUNICIPAL BOAD AND THE RESTREE RIGHT-OF-MAY OF LONDON STREET (40-FOOT RIGHT-OF-MAY); BUSHING THERCH SOUTH 12 DESNEES ON MINUTES OF RECORD MEST 105.00 THE MESTERN RIGHT-OF-MAY OF LORSONS STREET & DISTANCE OF 105.00 FEST TO AN IRON PIE PONED; REMETED SHEET & DISTANCE OF 105.00 FEST TO AN ENGINEER REST. OF LOSSINGS STREET AND THE LOSSINGS STREET & DISTANCE OF 621.11 FROM TO A POINT LOCATED AT THE LOSSINGS STREET & DISTANCE OF 621.11 FROM TO A POINT LOCATED AT THE LOSSINGS STREET TO AN ENGINEER RESET OF MAY OF LOSSINGS STREET AND THE MONTHER RICHT-OP-WAY OF STILLETTE STREET; MUNICIPAL TRUNCS MONTH 03 DECREES 10 MINUTES 12 SECONDS MEST ALONG THE MOSTRESS RIGHT-OF-BAY OF STREET STREET & DISTANCE OF 306.01 PRET TO THE TREE POLICE OF MESTMETHS, AS MORE PARTICULARLY DESCRIPED ON THAT SURVEY FOR SOUTHERN CITY DEVELOPMENT COSP. AND TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, BY BILLY D. SUDDENIA, A GEORGIA REGISTERED LAND SURVEYOR, DATED MARCH 21, 1949.

BEING LOCHTLYIED AS TRACT 1 OF SAID SURVEY CONTAINING 2.156

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Adam Jones The Winston Team

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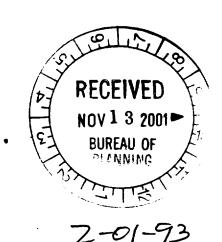
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TRACT 2

TO FIND THE THOSE POINT OF SESTIMINE, COMMENCE AT THE INTERMEDITION OF THE SOUTHERN SIGNI-OF-MAY OF SMELTON AVENUE (40-POOT RIGHT-OF-MAY); MINNING THERES SOUTH AS DECRMEN AVENUE (40-POOT RIGHT-OF-MAY); MINNING THERES SOUTH AS DECRMEN AT MINNEYS SOUTH AS DECRMEN AT MINNEYS SOUTH AS DECRMEN AT MINNING THERES SOUTH AS DECRMEN AVENUE OF METHERS; THERESE CONTINUING ALONE SAID RIGHT-OF-MAY AND ROBBING THERESE SOUTH AS DESCREES AS MINUTES OF SECONDS MAST A DISTANCE OF 64.90 FEET TO A POINT; MUNITURE TERRIES SOUTH AS DESCRIES AS MINUTES OF THE TO A POINT; MUNITURE OF SECONDS WAST A DISTANCE OF 66.90 MINUTES AS DESCRIES AS MENUTES OF SECOND WAST A DISTANCE OF 52.06 FEET TO A POINT; MUNITURE TERRIES WAST TO A POINT; MUNITURE TERRIES OF MAST A DISTANCE OF 66.00 MINUTES TO A POINT; MUNITURE OF SECOND SAIT A DISTANCE OF 53.00 FEET TO A POINT ALONE THE SOUTHMENT ADDRESS PARTICIPANTS WHEN AND THE TRUE TO A POINT ALONE THE SOUTHMENT AS MASS PARTICIPANTS WHEN AND THE TRUE TO A SOUTHMANTEM CITY OF MATHEMATICIPANTS WHEN THE TOTAL THEORY OF CALIFORNIA, METALLY D. SOUTHMANT, A GROSSIA RESISTENCY LAND SOUVEYOR, DATED MAKE 21, 1989.

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